

4649

MEMORANDUM

AUGUST 8, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 37 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	7	1		1
Major new housing or rehabilitation	7		2	1
Residential (building expansions, subdivisions, etc.)	5			
Parking; gas stations; repair garages; auto uses	3	1	1	
Industrial; chemical storage				
Institutional	1			
Commercial; office; business	2	1	1	1
Hotels; restaurants	1			
Waterfront	1			

We recommend approval of six residential conversions:

- Z-7810: 152 Summer St., East Boston. Vacant building will be restored eliminating fire hazard and improving neighborhood.
- Z-7814: 497 Poplar St., Roslindale. Two family occupancy; two off-street parking spaces.
- Z-7826: 320R Poplar St., Roslindale. Renovation of dilapidated barn-carriage house to one family dwelling.
- Z-7830: 20 Draper St., Dorchester. Predominant three family area. Needed housing unit.
- Z-7865: 66A-66 Boylston St., Jamaica Plain. Conversion to three family compatible with residential neighborhood.

Z-7969: 114 Cottage St., East Boston. Former club has been converted to desirable residential unit.

We recommend approval of seven new housing or rehabilitation referrals:

Z-7922: 30 Hilltop St., Dorchester. Conversion of nursing home to 15 condominiums has support of Cedar Grove Civic Association.

Z-7848: 70-72 Glendower Rd., Roslindale. Two family dwelling consistent with low density neighborhood.

Z-7897: 69-75 Hemenway St., Boston. Former Girls' Trade School to be rehabilitated for 46 apartments. Community support.

Z-7972-7973: 43-45 Park St., Charlestown. Vacant, abandoned building will be moved from Warren Ave. to Park St. and rehabilitated.

Z-7938-7954: 20-24 Preble St., 376-386 Dorchester St., 1-15 Rogers St., South Boston. Seventeen low-moderate income one-family dwellings. South Boston residents will have first preference to purchase.

Z-7877-7885: 15-18-29 Wenlock Rd., Dorchester. Development, nine two-family dwellings, has support of Cedar Grove Civic Association. Needed housing.

Z-7932-7933: 332 Jamaicaway, Boston. Approval with specific design review and other provisos.

We recommend approval of four residential building expansions, subdivisions, etc.

Z-7823: 269 Gold St., South Boston. Deck addition to one family dwelling. Rear yard violation minimal.

Z-7844: 54 Westmoreland St., Dorchester. Enclosure of second floor rear porch.

Z-7845-46: 468-480 East Third St., South Boston. Subdivision of two three family row structures. Owner occupancy proviso.

Z-7849: 43 Norton St., Dorchester. Enclosure of porches for safety purposes.

Z-7977: 47 Hutchings Street, Roxbury. Abutters and Greater Roxbury Development Corp. support petitioner's request for new swimming pool and addition to enclose it.

We recommend approval of three parking, gas station referrals:

Z-7816: 100 Clarendon St., Boston. Garage capacity increase will help to relieve parking shortage in the area.

Z-7905: 1181 Blue Hill Ave., Mattapan. Gas service station will be modernized, upgraded and improved.

Z-7906: 262-264 Neponset Valley Pkwy., Boston. Improvements to gas service station will benefit community.

We recommend approval of one institutional referral:

Z-7860: 56 Temple St., Boston. Faculty offices existing seventeen years.

We recommend approval of two commercial, office, business referrals:

Z-7811: 1464-1468 Commonwealth Ave., Brighton. Professional office will replace vacated agency office.

Z-7842: 1005-1007 Dorchester Ave., Dorchester. Newspaper distribution facility existing approximately twenty years.

We recommend approval of one restaurant referral:

Z-7856: 230 Newbury St., Boston. Seating capacity of store/restaurant not to exceed 31 and no live entertainment.

We recommend approval of one waterfront referral:

Z-7827: 55 Taylor St., Dorchester. Proposed 102 boat marina has support of Harborpark Advisory Committee and community.

We recommend denial of three referrals:

Z-7820: 10 Eagle Sq., East Boston. Freight warehouse-office structure is contrary to community objectives to reduce expansion of airport-related facilities.

Z-7821: 116 Bernard St., Mattapan. Additional auto use, dismantling of cars, would have a detrimental affect on adjacent residential community.

Z-7855: 27 Ormond St., Mattapan. Conversion to three family dwelling is inconsistent with residential character of street.

We recommend denial without prejudice of four referrals:

Z-7837: 825 Morton St., Mattapan. Petitioner should meet with community to discuss construction of 24 hour retail store.

Z-7843: 57-59 Woodbine St., Roxbury. Two family dwelling would alter neighborhood character and establish negative precedent.

Z-7832-7833: 21 North Mead Street and 3 Grants Court, Charlestown.
Petitioner must meet with Authority to resolve serious concern.

We recommend deferral of hearings in three cases:

Z-7834-7836: 6-22 Medford St., Boston. Authority has not received vital information requested of appellant.

Z-7829: 574-584 Tremont St., Boston. Appellant must meet with Authority, abutters, neighborhood association; trash, sign, parking are concerns.

Z-7847: 616 Columbus Ave., Boston. Staff and neighborhood association must review proposal.

We recommend reconsideration and approval of one case::

Z-7800: 261 Bunker Hill Street, Charlestown. Legalization of four-family dwelling which has existed for several years without adverse effect.

BOARD OF APPEAL REFERRALS

August 8, 1985

		<u>Hearing</u>	
1.	Z-7810	8/13/85	Joseph Paul Tirone 152 Sumner Street, East Boston
2.	Z-7811	8/13/85	American Housing Corp. 1464-1468 Commonwealth Avenue, Brighton
3.	Z-7814	8/13/84	Juris Ozols 497 Poplar Street, Roslindale
4.	Z-7816	8/13/85	John Hancock Mutual Life Insurance Company 100 Clarendon Street, Boston
5.	Z-7820	8/13/85	Armand J. Donati 10 Eagle Square, East Boston
6.	Z-7821	8/13/85	Elizabeth Buckley 116 Bernard Street, Dorchester
7.	Z-7823	8/13/85	Edmund M. Street 269 Gold Street, South Boston
8.	Z-7826	8/20/85	Herbert & Betty Segal 320-rear Poplar Street, Roslindale
9.	Z-7827	8/20/85	National Data Verification Services, Inc. 55 Taylor Street, Dorchester
10.	Z-7829	8/20/85	Edwin Newdick 574-584 Tremont Street, Boston
11.	Z-7830	8/20/85	Matthew R. Walter 20 Draper Street, Dorchester
12.	Z-7832-7833	8/13/85	Philip & Ann T. Doherty 21 North Mead Street & 3 Grants Court, Charlestown
13.	Z-7834-7836	8/20/85	Joseph Calligan 6-22 Medford Street, Boston
14.	Z-7837	8/20/85	Liberty Trust 825 Morton Street, Dorchester
16.	Z-7842	8/27/85	Richard Yanonis 1005-1007 Dorchester Avenue, Dorchester

BOARD OF APPEAL REFERRALS

August 8, 1985

Hearing

1. Z-7810 8/13/85 Joseph Paul Tirone
152 Sumner Street, East Boston
2. Z-7811 8/13/85 American Housing Corp.
1464-1468 Commonwealth Avenue,
Brighton
3. Z-7814 8/13/84 Juris Ozols
497 Poplar Street, Roslindale
4. Z-7816 8/13/85 John Hancock Mutual Life
Insurance Company
100 Clarendon Street, Boston
5. Z-7820 8/13/85 Armand J. Donati
10 Eagle Square, East Boston
6. Z-7821 8/13/85 Elizabeth Buckley
116 Bernard Street, Dorchester
7. Z-7823 8/13/85 Edmund M. Street
269 Gold Street, South Boston
8. Z-7826 8/20/85 Herbert & Betty Segal
320-rear Poplar Street,
Roslindale
9. Z-7827 8/20/85 National Data Verification
Services, Inc.
55 Taylor Street, Dorchester
10. Z-7829 8/20/85 Edwin Newdick
574-584 Tremont Street, Boston
11. Z-7830 8/20/85 Matthew R. Walter
20 Draper Street, Dorchester
12. Z-7832-7833 8/13/85 Philip & Ann T. Doherty
21 North Mead Street &
3 Grants Court, Charlestown
13. Z-7834-7836 8/20/85 Joseph Calligan
6-22 Medford Street, Boston
14. Z-7837 8/20/85 Liberty Trust
825 Morton Street, Dorchester
15. Z-7840-7841 8/20/85 Boston Center for the Arts
517-529 Tremont Street &
10-12 Warren Avenue, Boston
16. Z-7842 8/27/85 Richard Yanonis
1005-1007 Dorchester Avenue,
Dorchester

BOARD OF APPEAL REFERRALS

August 8, 1985

		<u>Hearing</u>	
17.	Z-7843	8/20/85	Richard Beckers 57-59 Woodbine Street, Roxbury
18.	Z-7844	8/27/85	John K. Flaherty 54 Westmoreland Street, Dorchester
19.	Z-7845-7846	8/20/85	WFL Realty Trust 468-470 East Third Street, South Boston
20.	Z-7847	8/27/85	Thomas McKean & Laurence Fosgate 616 Columbus Avenue, Boston
21.	Z-7848	8/27/85	Kevin Carroll 70-72 Glendower Road, Roslindale
22.	Z-7849	8/27/85	Robert Mellan 43 Norton Street, Dorchester
23.	Z-7855	8/27/85	Helen Ford 27 Ormond Street, Mattapan
24.	Z-7856	8/27/85	Charles Talanian 230 Newbury Street, Boston
25.	Z-7860	8/20/85	Suffolk University 56 Temple Street, Boston
26.	Z-7865	8/27/85	66A-66 Boylston Street, Jamaica Plain
27.	Z-7877-7785	8/27/85	John P. & Mary K. Riley 15-18-29 Wenlock Road, Dorchester
28.	Z-7897	8/13/85	Public Facilities Department Fenway Community Trust (proposed purchaser) 69-75 Hemenway Street, Boston
29.	Z-7905	8/27/85	Mobil Oil Corporation 1181 Blue Hill Avenue, Mattapan
30.	Z-7906	8/27/85	Mobil Oil Corporation 262-264 Neponset Valley Parkway, Hyde Park
31.	Z-7922	8/13/85	30 Hill Top Street Trust 30 Hill Top Street, Dorchester
32.	Z-7932-7933	8/13/85	Salvation Army of Massachusetts, Inc. 332 Jamaicaway, Jamaic Plain

BOARD OF APPEAL REFERRALS

August 8, 1985

Hearing

33. Z-7939-7954 8/20/85 Bricklayers & Laborers
Nonprofit Housing Co., Inc.
20-24 Preble Street,
376-386 Dorchester Street,
1-15 Rogers Street, Dorchester
34. Z-7969 8/27/85 Robert W. Keeffe
114 Cottage Street, East Boston
35. Z-7972-7973 11/12/85 Thomas R. Howley & Allan R. Kueny
43-45 Park Street, Charlestown
36. Z-7977 8/27/85 Richard & Marilyn Chase
47 Hutchings Street, Roxbury

MEMORANDUM

August 8, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, DIRECTOR OF ZONING

RE: BOARD OF APPEAL REFERRAL: Petition No. Z-7800

On July 25, 1985, the Authority voted to recommend denial of the above-referenced case. Since that time, additional information has been received indicating that the four units have existed for several years and that the petitioner has made arrangements for off-street parking. Staff therefore feels that this occupancy should be legalized and requests that the Authority reconsider its earlier vote. The Board of Appeal has deferred the hearing on this case in order to allow time for the Authority's reconsideration.

A suggested vote is attached.

Board of Appeal Referrals

8/8/85

Hearing: 7/30/85 Z-7800
Deferred to Bruce B. Daniel
8/27/85 261 Bunker Hill Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to peition Z-7800, Bruce B. Daniels, 261 Bunker Hill Street, Charlestown, for forbidden use and three variances in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Four-family dwelling has existed for several years without adverse effect on this neighborhood. Petitioner has arranged to provide off-street parking.



Z-7800

261 BUNKER HILL ST.

CHARLESTOWN

MEMORANDUM

August 8, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH NETTER, ASSISTANT DIRECTOR FOR LAND USE AND
ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 8/13/85 Z-7810
Joseph Paul Tirone
152 Sumner Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Legalize occupancy as a three-family dwelling
and a store. Subdivide.

Violation(s): Dwelling converted for more families is for-
bidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-7810, Joseph Paul
Tirone, 152 Sumner Street, East Boston, for
forbidden use and three variances to subdivide
and legalize occupancy as three-family dwelling
and store in a local business (L-1) district,
the Boston Redevelopment Authority recommends
approval with the proviso that plans be submitted
to the Authority for design review approval.
No record of legal occupancy. Area consists
primarily of three-family dwellings. Building
vacant approximately 20 years would be restored,
eliminating fire hazard and improving neighborhood.



Z-7810

152 SUMNER ST. EAST BOSTON

Board of Appeal Referrals

8/8/85

Hearing: 8/13/85

Z-7811

American Housing Corp.
1464-1468 Commonwealth Avenue
Brighton

Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from six apartments and doctor's office to six apartments and two professional offices.

Violation(s): Professional office is conditional use.

VOTED: In reference to petition Z-7811, American Housing Corporation, 1464-1468 Commonwealth Avenue, Brighton, for conditional use for change of occupancy from six apartments and doctor's office to six apartments and two professional offices in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that the additional office use be limited to medical offices only. Proposal would replace vacated basement real estate office.



Z-7811 1464-1468 COMMONWEALTH AVE. BRIGHTON

Board of Appeal Referrals

8/8/85

Hearing: 8/13/85 Z-7814
Juris Ozols
497 Poplar Street
Roslindale

Site: 2½-story structure

District(s): Single family (S-.5)

Purpose: Legalize occupancy as a two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

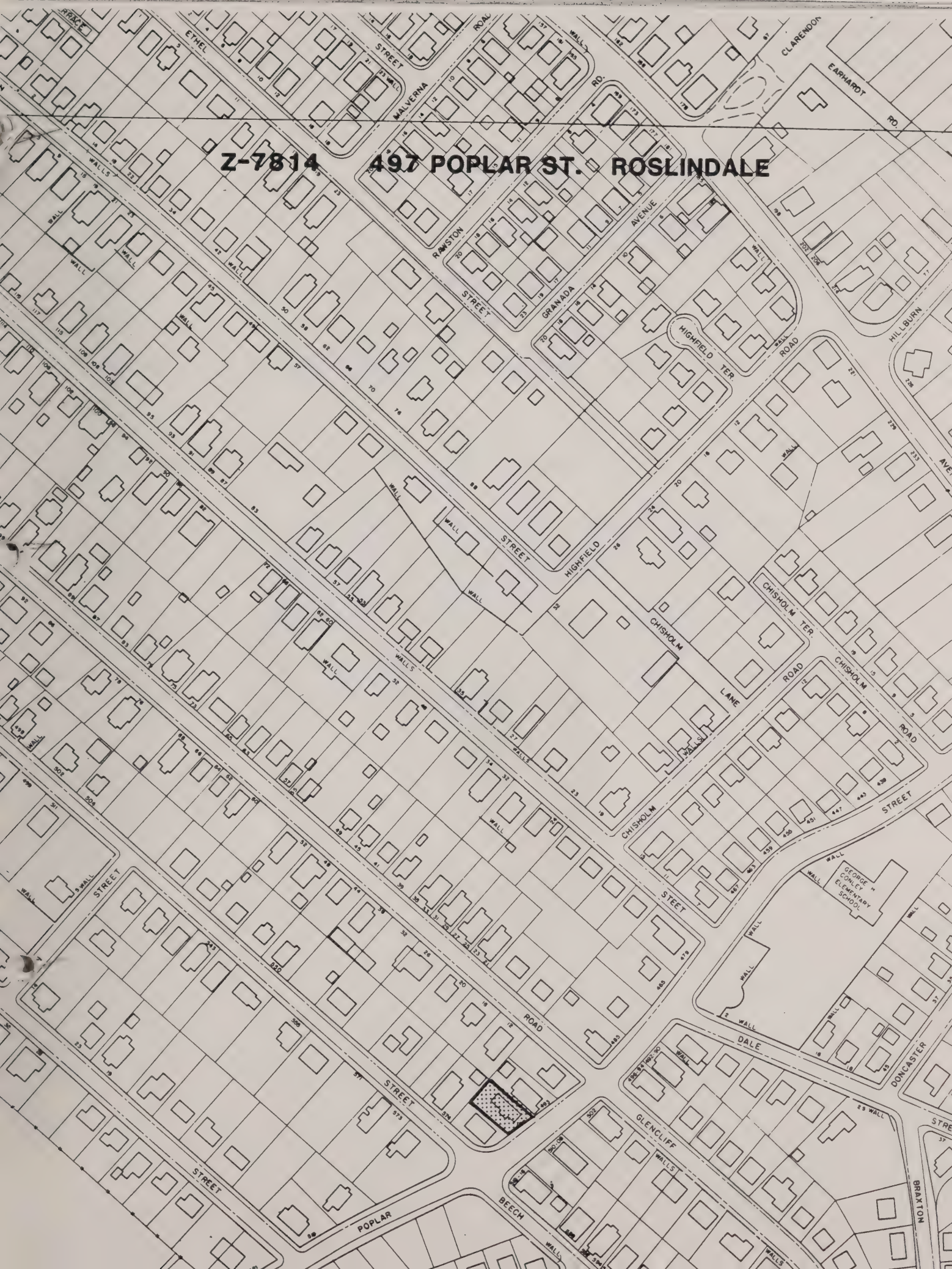
Insufficient lot area, front, side and rear yards.

Accessory structure not allowed within side yard.

VOTED: In reference to petition Z-7814, Juris Ozols, 497 Poplar Street, Roslindale, for forbidden use and five variances to legalize occupancy as two-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior changes be submitted to the Authority for design review approval. No record of legal occupancy. Structure has been previously occupied as two-family dwelling. Two off-street parking spaces provided.

Z-7814

497 POPLAR ST. ROSLINDALE



Board of Appeal Referrals

8/8/85

Hearing: 8/13/85 Z-7816
John Hancock Mutual Life
Insurance Company
100 Clarendon Street
Boston

Site: Eight-story structure

District(s): General business (B-8-D)

Purpose: Increase capacity of existing garage from 1863
to 2013 vehicles.

Violation(s): Parking garage is conditional use.

VOTED: In reference to petition Z-7816, John Hancock Mutual Life Insurance Company, 100 Clarendon Street, Boston, for conditional use to increase capacity of garage from 1863 to 2013 vehicles in a general business planned development area subdistrict (B-8-D), the Boston Redevelopment Authority recommends approval. Proposal complies with Development Controls for Planned Development Area. It has approval of Air Pollution Control Commission and will help to relieve parking shortage in the area.

BOSTON

Board of Appeal Referrals

8/8/85

Hearing: 8/13/85

Z-7820
Armand J. Donati
10 Eagle Square
East Boston

Site: 8336 square feet of land

District(s): Apartment (H-1) and local business (L-.5)

Purpose: Erect three-story warehouse-office structure.

Violation(s): Warehouse is forbidden use.

Excessive floor area ratio and building height.

Insufficient off-street parking.

VOTED: In reference to petition Z-7820, Armand J. Donati, 10 Eagle Square, East Boston, for forbidden use and three variances to erect three-story warehouse-office building in an apartment and local business (H-1 & L-.5) districts, the Boston Redevelopment Authority recommends denial. Freight would be stored for subsequent transportation to the airport. Proposal would generate additional truck traffic and is contrary to objectives of the East Boston community to reduce expansion of airport-related facilities.



Z-7820 10 EAGLE SQ. EAST BOSTON

Board of Appeal Referrals

8/8/85

Hearing: 8/13/85

Z-7821
Elizabeth Buckley
116 Bernard Street
Dorchester

Site: Vacant land

District(s): Manufacturing (M-1)

Purpose: Use premises for dismantling of vehicles and
sale of used auto parts.Violation(s): Outdoor storage of damaged or disabled motor
vehicles, dismantling of motor vehicles and
sale of used parts is forbidden use.

VOTED: In reference to petition Z-7821, Elizabeth
Buckley, 116 Bernard Street, Mattapan, for
forbidden use for dismantling of vehicles and
sale of used auto parts in a manufacturing
(M-1) district, the Boston Redevelopment Authority
recommends denial. Dismantling of autos in
addition to petitioner's existing tow yard
and used car sales will have a detrimental
effect on the adjacent residential community.



Z-7821 116 BERNARD ST. MATTAPAN.

ST. MARY'S
CEMETERY

Board of Appeal Referrals

8/8/85

Hearing: 8/13/85

Z-7823
Edmund M. Street
269 Gold Street
South Boston

Site: 2½-story structure

District(s): Apartment (H-1-50)

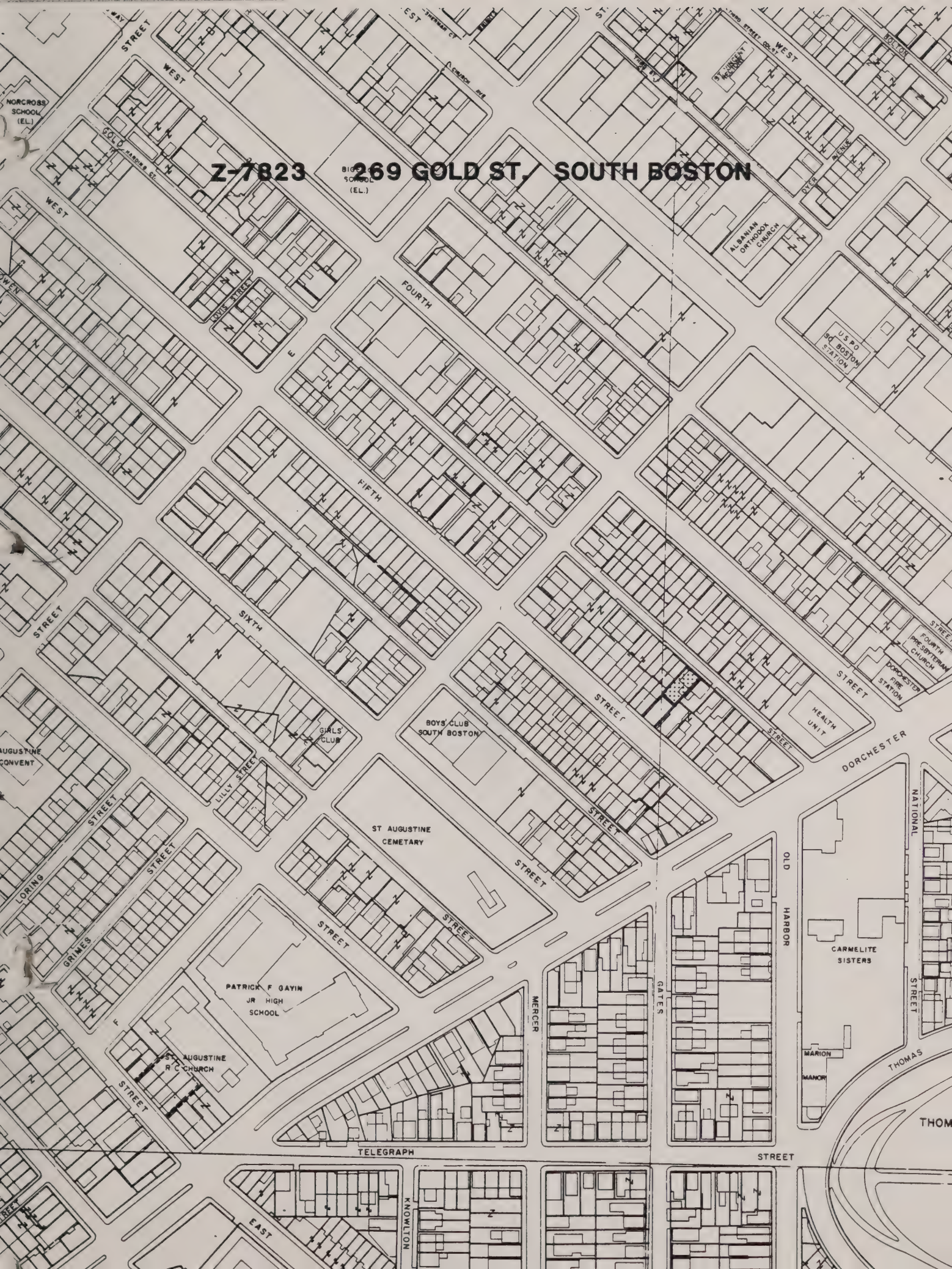
Purpose: Erect open deck addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-7823, Edmund M. Street, 269 Gold Street, South Boston, for variance to erect deck addition to one-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Rear yard violation is minimal (four feet). Abutter has indicated support.

Z-7823

269 GOLD ST, SOUTH BOSTON



Board of Appeal Referrals

8/8/85

Hearing: 8/20/85

Z-7826

Herbert & Betty Segal
320-rear Poplar Street
Roslindale

Site: 1½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from barn to one-family dwelling.

Violation(s): Insufficient lot area, width, frontage, and side yard.

VOTED: In reference to petition Z-7826, Herbert & Betty Segal, 320-rear Poplar Street, Roslindale, for four variances for change of occupancy from barn to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Conversion and renovation of dilapidated barn-carriage house. Predominantly single-family neighborhood.



Z-7826 320 REAR POPLAR ST. ROSLINDALE

Board of Appeal Referrals

8/8/85

Hearing: 8/20/85

Z-7827
National Data Verification
Services, Inc.
55 Taylor Street
Dorchester

Site: Waterfront

District(s): Waterfront (W-2)

Purpose: Construct 102-boat marina.

Violation(s): Marina is conditional use.

VOTED: In reference to petition Z-7827, National Data Verification Services, Inc., 55 Taylor Street, Dorchester, for conditional use to construct 102-boat marina in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that final plans comply with Boston Conservation Commission's order of conditions and Harborpark guidelines and be submitted to the Authority for design review approval. Department of the Army has authorized construction. Proposed marina would be an asset to the community in providing an important recreational facility and improving the aesthetics of surrounding property. Parking for 45 cars. Harborpark Advisory Committee and community have no objections. The proposal is consistent with the goals of the Port Norfolk Interim Planning Overlay District which has been submitted for adoption by the Zoning Commission.



Z-7827

55 TAYLOR ST. DORCHESTER

Board of Appeal Referrals

8/8/85

Hearing: 8/20/85 Z-7829
Edwin Newdick
574-584 Tremont Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from seven apartments, restaurant, and store to seven apartments, restaurant, and store/restaurant.

Violation(s): Restaurant and retail store are forbidden uses.

At variance with previous Board of Appeal decision.

Excessive sign area.

VOTED: In reference to petition Z-7829, Edwin Newdick, 574-584 Tremont Street, Boston, for two forbidden uses and two variances for change of occupancy from seven apartments, restaurant, and store to seven apartments, restaurant, and store/restaurant in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with Authority, abutters, and neighborhood association. Concerns are: trash and pickups, size and material of sign, parking provisions.



Z-7829

574-584

TREMONT ST.

BOSTON

Board of Appeal Referrals

8/8/85

Hearing: 8/20/85 Z-7830
Matthew R. Walter
20 Draper Street
Dorchester

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-7830, Matthew R. Walter, 20 Draper Street, Dorchester, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Predominant three-family neighborhood is in need of housing units.



Z-7830 20 DRAPER ST. DORCHESTER

Board of Appeal Referrals

8/8/85

Hearing: 8/13/85

Z-7832-7833

Philip & Ann T. Doherty

21 North Mead Street &

3 Grants Court

Charlestown

Site: 2½-story structure

District(s): Apartment (H-1)

Purpose: Subdivide; erect one-family dwelling.

Violation(s): Insufficient lot area, width, frontage, front and rear yards.

VOTED: In reference to petitions Z-7832-7833, Philip & Ann T. Doherty, 21 North Mead Street & 3 Grants Court, Charlestown, for six variances to subdivide and erect one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Very narrow Grants Court, a private way, should not be used for vehicular access and egress from North Mead Street. Abutter's property has already suffered damage by such use. Petitioner must meet with Authority and abutters to arrange for alternative means.

Z-7832-33
21 NORTH MEAD ST.
3 GRANTS COURT
CHARLESTOWN

Board of Appeal Referrals

8/8/85

Hearing: 8/20/85 Z-7834-7836
Joseph Calligan
6-22 Medford Street
Boston

Site: Three five-story structures

District(s): Manufacturing (M-4)

Purpose: Combine buildings; change occupancy from offices, warehouse, manufacturing to 80 apartments and offices; erect three additional stories on existing roof.

Violation(s): Multifamily dwelling is conditional use.

Excessive floor area ratio.

Insufficient rear yard and setback of parapet.

VOTED: In reference to petitions Z-7834-7836, Joseph Calligan, 6-22 Medford Street, Boston, for three conditional uses and nine variances to combine buildings, change occupancy from offices, warehouse, manufacturing to 80 apartments and offices and erect three-story addition in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends deferral of hearing for a period of at least two months. Authority has not received essential information requested of appellant in meeting on June 26. Proposal could have serious environmental, health, economic, and design impacts on the Bulfinch Triangle area and establish a precedent which could lead to similar action throughout the Triangle.



Z-7834-36

6-22 MEDFORD ST. BOSTON

Board of Appeal Referrals

8/8/85

Hearing: 8/20/85

Z-7837
Liberty Trust
825 Morton Street
Dorchester

Site: Vacant land

District(s): Local business (L-.5)

Purpose: Erect 24-hour retail store (Store 24).

Violation(s): Store open 24 hours, seven days a week is conditional use.

Take-out restaurant is conditional use.

VOTED: In reference to petition Z-7837, Liberty Trust, 825 Morton Street, Mattapan, for two conditional uses to erect 24-hour retail store in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Site located at congested intersection of Morton and Norfolk Streets. Developer should meet with community and address critical issues: proximity to residential property, traffic conditions, 24-hour operation, noise and safety factors.



Z-7837 825 MORTON ST. MATTAPAN

Board of Appeal Referrals

8/8/85

Hearing: 8/27/85

Z-7842
Richard Yanonis
1005-1007 Dorchester Avenue
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as two apartments and newspaper distribution.

Violation(s): Distributing house is forbidden use.

VOTED: In reference to petition Z-7842, Richard Yanonis, 1005-1007 Dorchester Avenue, Dorchester, for forbidden use to legalize occupancy for two apartments and newspaper distribution in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that facility be maintained free of debris. No record of legal occupancy. Condition has existed approximately twenty years. Infrequent deliveries and pickups. Facility is equipped with smoke alarms and fire extinguishers.



Z-7842

1005-1007

DORCHESTER AVE.

DORCHESTER

Board of Appeal Referrals

8/8/85

Hearing: 8/20/85 Z-7843
Richard Beckers
57-59 Woodbine Street
Roxbury

Site: 4537 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-7843, Richard Beckers, 57-59 Woodbine Street, Roxbury, for two variances to erect a two-family dwelling in an apartment and local business (H-1 and L-1) districts, the Boston Redevelopment Authority recommends denial without prejudice. Predominantly single-family neighborhood. Use could alter residential character and establish negative precedent. Woodbine Street Civic Organization adamantly opposed to this proposal. However, it would support one-family dwelling.

Z-7843

57-59 WOODBINE ST.

ROXBURY



Board of Appeal Referrals

8/8/85

Hearing: 8/27/85 Z-7844
John K. Flaherty
54 Westmoreland Street
Dorchester

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Enclose porch of two-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-7844, John K. Flaherty, 54 Westmoreland Street, Dorchester, for variance to enclose porch of two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the proviso that plans be submitted to the Authority for design review approval. Second-floor porch to be enclosed for use as sunroom. Violation technical.

Z-7844

54 WESTMORELAND ST.

DORCHESTER



Board of Appeal Referrals

8/8/85

Hearing: 8/20/85 Z-7845-7846
WFL Realty Trust
468-470 East Third Street
South Boston

Site: Three-story row structures

District(s): Apartment (H-1-50)

Purpose: Subdivide; legalize occupancy of no. 468 as
three-family dwelling.

Violation(s): Insufficient lot area, width, frontage, and
open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-7845-7846, WFL Realty
Trust, 468-470 East Third Street, South Boston,
for twelve variances to subdivide and legalize
occupancy of no. 468 as three-family dwelling
in an apartment (H-1-50) district, the Boston
Redevelopment Authority recommends approval
with provisos: that dwellings be owner occupied;
that plans be submitted to the Authority for
design review approval. No record of legal
occupancy of no. 468. Three-family dwelling
existing many years. Petitioner intends to
substantially rehabilitate structures. Subdivision
will allow sale of separate properties.



Z-7845-46 468-470 EAST THIRD ST. SOUTH BOSTON

Board of Appeal Referrals

8/8/85

Hearing: 8/27/85 Z-7847
Thomas McKean & Laurence Fosgate
616 Columbus Avenue
Boston

Site: Four-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from eight to ten apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Extension of nonconforming use.

Insufficient rear yard.

VOTED: In reference to petition Z-7847, Thomas McKean & Laurence Fosgate, 616 Columbus Avenue, Boston, for forbidden use, extension of nonconforming use and two variances for change of occupancy from eight to ten apartments in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews proposal with Authority and neighborhood association.



PARKING

Z-7847

616 COLUMBUS AVE.

BOSTON

FALMOUTH
CHRISTIAN SCIENTIST
PARK

AVENUE

FALMOUTH

SYMPHONY

MTA STATION

AUTOMOBILE
UNDERPASS

CUMBERLAND
STREET

BLACKWOOD
STREET

ALBEMARLE
STREET

CLAREMONT
STREET

WELLINGTON
STREET

AVENUE

AVENUE

ST BOTOLPH

STREET

PARKING

NORTHAMPTON
STREET

HAVEN

WATSON

DILWORTH
STREET

CAMDEN

STACK

TENNIS

COURTS

WILLIAM E. CARTER

PLAYGROUND

TANK

Board of Appeal Referrals

8/8/85

Hearing: 8/27/85 Z-7848
Kevin Carroll
70-72 Glendower Road
Roslindale

Site: 6000 Square feet of land

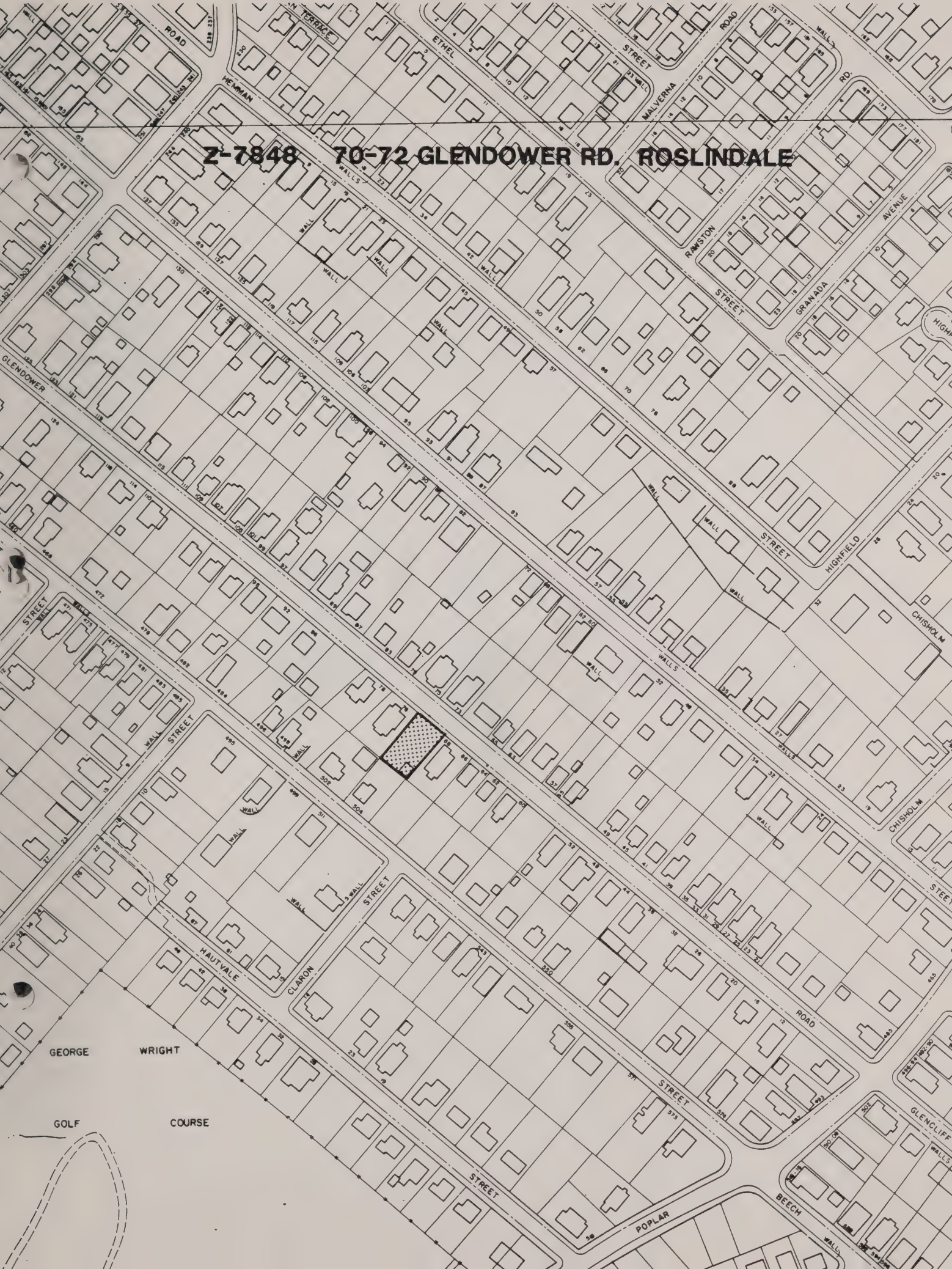
District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, rear yard, off-street parking.

VOTED: In reference to petition Z-7848, Kevin Carroll, 70-72 Glendower Road, Roslindale, for three variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of off-street parking be submitted to the Authority for design review approval. Use consistent with low-density residential neighborhood. Four off-street parking spaces will be provided.

Z-7848 70-72 GLENDOWER RD. ROSLINDALE



Board of Appeal Referrals

8/8/85

Hearing: 8/27/85

Z-7849
Robert Mellan
43 Norton Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose two porches of three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-7849, Robert Mellan, 43 Norton Street, Dorchester, for two variances to enclose two porches of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Violations are technical. Enclosure for safety purposes.

Z-7849

43 NORTON ST.

DORCHESTER



Board of Appeal Referrals

8/8/85

Hearing:

8/27/85

Z-7855
Helen Ford
27 Ormond Street
Mattapan

Site:

Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two-family dwelling and
beauty parlor to three-family dwelling and
beauty parlor.

Violation(s): Dwelling converted for more families is forbidden
use.

VOTED: In reference to petition Z-7855, Helen Ford,
27 Ormond Street, Mattapan, for forbidden use
for change of occupancy from two-family dwelling
and beauty parlor to three-family dwelling
and beauty parlor in a residential (R-.5) district,
the Boston Redevelopment Authority recommends
denial without prejudice. Proposed conversion
of attic space to additional unit is inconsistent
with the predominantly two-family residential
character of Ormond Street and would have an
adverse effect on abutting properties.



Z-7855 27 ORMOND ST. MATTAPAN

Board of Appeal Referrals

8/8/85

Hearing: 8/27/85 Z-7856
Charles Talanian
230 Newbury Street
Boston

Site: Four-story structure

District(s): General business (B-3-65)

Purpose: Increase seating capacity of delicatessen and bakery store from 12 to 31 seats; eliminate two Board of Appeal provisos: seating capacity in store not exceed 12 and no entertainment license or alcoholic beverage license be obtained.

Violation(s): At variance with previous Board of Appeal decision.

VOTED: In reference to petition Z-7856, Charles Talanian, 230 Newbury Street, Boston, for variance to increase seating capacity of delicatessen-bakery store from 12 to 31 and eliminate two Board of Appeal provisos in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that seating capacity not exceed 31; that there be no live entertainment; that operation terminate at 11:00 p.m.; that there be no bar or standee service; that beer and wine be served only with food; that trash be stored in locked dumpsters and arrangements made for six-day-a-week pickups; that trash barrel in front be maintained by restaurant; that use extend to petitioner only and expire upon sale, lease or other disposition of property.

Z-7856

230 NEWBURY ST.

BOSTON



Board of Appeal Referrals

8/8/85

Hearing: 8/20/85 Z-7860
Suffolk University
56 Temple Street
Boston

Site: Three-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from five apartments and
lodging house to faculty offices.

Violation(s): Change in conditional use.

VOTED: In reference to petition Z-7860, Suffolk University, 56 Temple Street, Boston, for conditional use for change of occupancy from five apartments and lodging house to faculty offices in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Suffolk University has made an in-lieu-of-tax-payment agreement with the City for this site. Faculty offices have existed at site without apparent complaint since 1968. Proposed exterior rehabilitation includes: cleaning, repairs, painting and removal of air conditioners.



Z-7860 56 TEMPLE ST. BOSTON

Board of Appeal Referrals

8/8/85

Hearing: 8/27/85 Z-7865
Douglas White
66A-66 Boylston Street
Jamaica Plain

Site: 2½-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as three-family dwelling
and store.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-7865, Douglas White,
66A-66 Boylston Street, Jamaica Plain, for
forbidden use and two variances to legalize
occupancy as three-family dwelling and store
in a residential (R-.8) district, the Boston
Redevelopment Authority recommends approval
only with the following proviso: that plans
inclusive of any dormer addition be submitted
to the Authority for design review approval.
Proposed conversion compatible with residential
neighborhood. Proximity of dormer to abutter's
property is a serious concern.

JAMAICA PLAIN

Board of Appeal Referrals

8/8/85

Hearing: 8/27/85 Z-7877-7785
John P. & Mary K. Riley
18 and 15-29 Wenlock Road
Dorchester

Site: 30,715 Square feet of land

District(s): Local business and Residential, two-family
(L-.5 and R-.5)

Purpose: Erect nine two-family dwellings.

Violation(s): Off-street parking not allowed within required front yard.

Insufficient lot area, width, frontage, open space, front, side, rear yards, and off-street parking.

Excessive floor area ratio and building height.

VOTED: In reference to petitions Z-7877-7885, John P. & Mary K. Riley, 18 and 15-29 Wenlock Road, Dorchester, for seventy-eight variances to erect nine two-family dwellings in residential and local business (R-.5 and L-.5) districts, the Boston Redevelopment Authority recommends approval provided plans inclusive of landscaping are submitted to the Authority for design review approval. Development will provide needed housing in this low-density one- and two-family neighborhood. Off-street parking for 23 cars. Cedar Grove Civic Association indicates support.

Z-7877-7885

15-29 WENLOCK RD.

DORCHESTER



Board of Appeal Referrals

8/8/85

Hearing: 8/13/85 Z-7897
Public Facilities Department
Fenway Community Trust
(proposed purchaser)
69-75 Hemenway Street
Site: Five-story structure Boston
District(s): Apartment (H-3)
Purpose: Change occupancy from school to 46 apartments
and commercial space.

Violation(s): College or university and clinic are conditional
uses.

Excessive floor area ratio.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-7897, Public Facilities
Department and Fenway Community Trust, 69-75
Hemenway Street, Boston, for two conditional uses
and three variances for change of occupancy
from school to 46 apartments and commercial
space in an apartment (H-3) district, the Boston
Redevelopment Authority recommends approval
with proviso that plans be submitted to the
Authority for design review approval. Building
was formerly occupied by Girl's Trade School.
Apartments will be offered to families of varying
income levels, and basement space will be used
for art gallery, health clinic, and educational
institution. Development has community support.



Z-7897

69-75 HEMENWAY ST. BOSTON

Board of Appeal Referrals

8/8/85

Hearing: 8/27/85

Z-7905
Mobil Oil Corporation
1181 Blue Hill Avenue
Mattapan

Site: Gas service station

District(s): Local business (L-1) and residential, three-family
(R-.8)

Purpose: Renovate.

Violation(s): At variance with previous Board of Appeal
decision.

Extension of nonconforming use.

Insufficient front yard.

VOTED: In reference to petition Z-7905, Mobil Oil Corporation, 1181 Blue Hill Avenue, Mattapan, for extension of nonconforming use and two variances to renovate existing gas service station in residential and local business (R-.8 and L-1) districts, the Boston Redevelopment Authority recommends approval with provisos that facility comply with Board of Appeal guidelines for gas service stations and that plans be submitted to the Authority for design review approval. Proposal is part of petitioner's program to modernize, upgrade and improve service outlets. Community will be enhanced.

Z-7905

1181 BLUE HILL AVE.

MATTAPAN



Board of Appeal Referrals

8/8/85

Hearing: 8/27/85

Z-7906

Mobil Oil Corporation
262-264 Neponset Valley Parkway
Hyde Park

Site: Gas service station

District(s): Single family (S-.5)

Purpose: Renovate.

Violation(s): At variance with previous Board of Appeal decision.

Extension of nonconforming use.

Insufficient front yard.

Excessive sign area.

VOTED: In reference to petition Z-7906, Mobil Oil Corporation, 262-264 Neponset Valley Parkway, Hyde Park, for extension of nonconforming use and three variances to renovate existing gas station in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the proposed canopy not be erected as it would be a considerable visual intrusion to this tree-lined residential street; that the facility comply with Board of Appeal guidelines for gas service stations and that plans be submitted to the Authority for design review. Improvements and upgrading of service outlet will benefit community.



2-7906 262-264 NEPONSET VALLEY PKWY HYDE PARK

Board of Appeal Referrals

8/8/85

Hearing: 8/13/85 Z-7922
30 Hill Top Street Trust
30 Hill Top Street
Dorchester

Site: Two-story vacant structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from nursing home to 15 apartments;
erect additions.

Violation(s): Multi-family dwelling is forbidden use.

Change in nonconforming use.

Off-street parking not allowed within front
and side yards.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-7922, 30 Hill Top
Street Trust, 30 Hill Top Street, Dorchester,
for forbidden use, change in nonconforming
use and three variances for change of occupancy
from nursing home to 15 apartments in a residential
(R-.5) district, the Boston Redevelopment Authority
recommends approval with the following proviso:
that plans inclusive of parking, circulation
and landscaping be submitted to the Authority
for design review approval. Vacant building
will be restored to active use. Proposal has
support of Cedar Grove Civic Association.
Adequate off-street parking (22 spaces) to
be provided.

Z-7922

30 HILLTOP ST.

DORCHESTER



Hearing: 8/13/85 Z-7932-7933
Salvation Army of Massachusetts,
Inc.
332 Jamaicaway
Jamaica Plain

Site: 2½-story structure

District(s): Single family (S-.3)

Purpose: Change occupancy from monastery, convent,
settlement house, offices, and one apartment
to 18 apartments.

Violation(s): Multifamily dwelling is forbidden use.

Dwelling converted for more families is forbidden
use.

Insufficient lot area.

VOTED: In reference to petitions Z-7932-7933, Salvation
Army of Massachusetts, Inc., 332 Jamaicaway,
Jamaica Plain, for four forbidden uses and
two variances for change of occupancy from
monastery, convent, settlement house, offices,
and one apartment to 18 apartments in a single-
family (S-.3) district, the Boston Redevelopment
Authority recommends approval with the following
provisos: that plans be submitted to the
Authority for design review approval including: .
restoration of the original house and any
exterior changes, number and size of units
and number of bedrooms, number, size and location
of parking spaces, access and egress, demolition
of garage, landscaping and fencing, lighting
and security, handicap accessibility, trash
storage; that trash be removed off street;
and that no swimming pool be located on this
property.



Z-7932-7933

332 JAMAICAWAY

JAMAICA PLAIN

Board of Appeal Referrals

8/8/85

Hearing: 8/20/85 Z-7939-7954
Bricklayers & Laborers
Nonprofit Housing Co., Inc.
20-24 Preble Street,
376-386 Dorchester Street,
Site: 23,775 Square feet of vacant 1-15 Rogers Street,
land South Boston
District(s): Apartment (H-1-50)
Purpose: Erect 17 one-family dwellings.

Violation(s): Insufficient lot area, open space, front, side,
and rear yards.

VOTED: In reference to petition Z-7939-7954, Bricklayers & Laborers Nonprofit Housing Co., Inc., 20-24 Preble Street, 376-386 Dorchester Street, 1-15 Rogers Street, South Boston, for fifty-one variances to erect 17 one-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that a Public Facilities representative oversee development per agreement with Neighborhood Committee; that there be no pile driving; that plans be submitted to the Authority for design review approval. Site of former John Andrew School. Residents have expressed support but are extremely concerned about possible structural damage to their homes. Low- to moderate-income housing; South Boston residents will have first preference to purchase.

Z-7938-7954

20-24 PREBLE ST

376-386 DORCHESTER ST.

1-15 ROGERS ST.

SOUTH BOSTON



Board of Appeal Referrals

8/8/85

Hearing: 8/27/85

Z-7969
Robert W. Keeffe
114 Cottage Street
East Boston

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from six apartments and club
to seven apartments.Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and open space.

VOTED: In reference to petitions Z-7969, Robert W. Keeffe, 114 Cottage Street, East Boston, for forbidden use and two variances for change of occupancy from six apartments and club to seven apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Former club has been converted to desirable residential unit.



Z-7969

114 COTTAGE ST. EAST BOSTON

Board of Appeal Referrals

8/8/85

Hearing: 11/12/85 Z-7972-7973
Thomas R. Howley & Allan R. Kueny
43-45 Park Street
Charlestown

Site: Vacant land

District(s): Local business (L-1)

Purpose: Erect two single-family dwellings.

Violation(s): Insufficient lot area, open space, and rear yard.

Excessive floor area ratio.

VOTED: In reference to petitions Z-7972-7973, Thomas R. Howley & Allan R. Kueny, 43-45 Park Street, Charlestown, for seven variances to erect two single-family dwellings in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Vacant, abandoned duplex erected approximately in 1840 will be moved from Warren Avenue to Park Street, rehabilitated and restored to productive occupancy. Abutters, residents and Charlestown Preservation Society support project.

Z-7972-7973

43-45 PARK ST. CHARLESTOWN



Board of Appeal Referrals

8/8/85

Hearing: 8/27/85

Z-7977
Richard & Marilyn Chase
47 Hutchings Street
Roxbury

Site: 2½-story structure--two-family dwelling

District(s): Apartment (H-1)

Purpose: Erect one-story addition and swimming pool.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-7977, Richard & Marilyn Chase, 47 Hutchings Street, Roxbury, for variance to erect one-story addition and swimming pool in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Swimming pool will be enclosed by aluminum and wood enclosure with fiberglass roof. Abutters and Greater Roxbury Development Corporation have expressed their support.



Z-7977

47 HUTCHINGS ST. ROXBURY

BOSTON

